



Chesterfield County, Virginia

Memorandum

DATE: JUNE 13, 2006

TO: CHESTERFIELD COUNTY PLANNING COMMISSION

FROM: KIRKLAND A. TURNER, DIRECTOR OF PLANNING *KAT*

SUBJECT: PROPOSED NORTHERN COURTHOUSE ROAD COMMUNITY PLAN

Attached is the latest version of the proposed *Northern Courthouse Road Community Plan* (revised 6/13/06). The proposed plan is scheduled to be discussed at the June 20, 2006 Planning Commission work session. Below is a brief listing of some of the major changes to the proposed plan since its last revision:

- Changed title of proposed plan to add 'Community'
- Changed land use recommendation of Moody Tract to Conservation/Recreation with a note providing a land use if the conservation easement is removed.
- Reduced recommended density within Office/Residential Mixed Use areas on proposed plan to a maximum of 6.0 units per acre.
- Reduced area of light industrial recommendation within Office/Residential Mixed Use area (near Southport).
- Added a note under Office/Residential Mixed Use and Neighborhood Mixed Use areas for "aggregation of parcels under a unified plan of development."
- Added a note under Office/Residential Mixed Use area stating, "additional apartment and other for-rent types of development should be discouraged in this plan geography. Townhouse and condominium type development may be more appropriate."
- Added a note under Office/Residential Mixed Use areas calling for less-intensive uses around places of worship.
- Added a note under Office/Residential Mixed Use areas calling for design of office properties to be of a design compatible with existing and planned adjacent neighborhoods.
- Added a note under Office/Residential Mixed Use areas limiting office development to 15 percent of total ORMU areas (about 100 acres total).
- Changed scope of proposed ordinance amendment allowing non-residential uses in A and R zoning districts to apply only along Courthouse Road (within the plan geography).

If you have any questions or concerns, please call Steve Haasch, Senior Planner, at 796-7192.